

PB# 92-32

Katherine Kelly

65-2-37

KATHERINE KELLY SITE PLAN #92-32
RT. 300 (GREVAS & HILDRETH)

Approved 10/2/92

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12831

Received of Katherine R. Galley August 25, 1992
\$ 150⁰⁰/₁₀₀

One hundred fifty and 00/100 DOLLARS

For Planning Board Application Fee (#92-32)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check #2088		\$150 ⁰⁰ / ₁₀₀

By Pauline D. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12832

Received of Pauline D. Townsend, Town Clerk August 25, 1992
\$ 750⁰⁰/₁₀₀

Seven hundred fifty and 00/100 DOLLARS

For Planning Board Enclosure - Site Plan (#92-32)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check #2089		\$750 ⁰⁰ / ₁₀₀

By J. D. Smith

Centrally

Title

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TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12910

Nov 11, 92

Check #2088		\$150.00

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Town Clerk

Title

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, NY 12550		GENERAL RECEIPT		12832
				<u>August 25</u> , 19 <u>92</u>
Received of <u>Pauline B. Townsend, Town Clerk</u>				\$ <u>750.00</u>
		<u>Seven hundred fifty and 00/100</u>		DOLLARS
For <u>Planning Board Encroachment Site Plan (#92-32)</u>				
DISTRIBUTION:				
FUND	CODE	AMOUNT		
Check #2088		\$750.00		
			By <u>J. P. [Signature]</u>	
			<u>Capitally</u>	Title

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TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, NY 12550		GENERAL RECEIPT		12910
				<u>Sept. 30</u> , 19 <u>92</u>
Received of <u>Katherine Keely</u>				\$ <u>350.00</u>
		<u>Three Hundred fifty</u>		DOLLARS
For <u>P.B. #92-32 Spec. Permit Approval</u>				
DISTRIBUTION:				
FUND	CODE	AMOUNT		
Ch. 109		\$350.00		
			By <u>Pauline B. Townsend</u>	
			<u>Town Clerk</u>	Title

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NO. 92-32

9/30 1992

RECEIVED FROM Kelly Motors
Three Hundred Fifty Seven 00/100 DOLLARS
4% of \$8,925.00 Inspection Fee
 Account Total \$ 357.00
 Amount Paid \$ 357.00
 Balance Due \$ -0- Nina Mason

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/22/92

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 92-32

NAME: KATHERINE KELLY SITE PLAN

APPLICANT: KELLY, KATHERINE

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/24/92	SITE PLAN MINIMUM	PAID		750.00	
08/26/92	P.B. ATTY. FEES	CHG	35.00		
08/26/92	P.B. MINUTES	CHG	40.50		
09/23/92	P.B. ATTY. FEES	CHG	35.00		
09/23/92	P.B. MINUTES	CHG	40.50		
10/21/92	P.B. ENGINEER FEES	CHG	181.00		
		TOTAL:	332.00	750.00	-418.00

Please issue a check in the
amount of \$418.00 To:

Katherine Kelly
P.O. Box 38
Vails Gate, N.Y. 12584

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/22/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 92-32

NAME: KATHERINE KELLY SITE PLAN

APPLICANT: KELLY, KATHERINE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/02/92	PLANS STAMPED	APPROVED
09/23/92	P.B. APPEARANCE	PUBLIC HEARING HELD
09/23/92	P.B. APPEARANCE CON'T . REVISE PLANS -	LA/ND:APPR. COND APPROVED CONDITIONALLY
09/23/92	APPROVED SPECIAL PERMIT . APPROVED CONDITIONAL	FOR 5 YEARS THAT NO WORK BE DONE ON SUNDAY
09/01/92	WORK SESSION APPEARANCE . REVISE PLANS -	REVISE & SUBMIT PUBLIC HEARING SET FOR 9/23/92
08/26/92	P.B. APPEARANCE	SITE VISIT 9/2/92
08/26/92	P.B. APPEARANCE CON'T . AFTER NEW PLAN:	SET FOR P.H. RETURN TO W.S., SCHEDULE P.H., SEND TO O.C.P
08/18/92	WORK SESSION APPEARANCE	SUBMIT
08/04/92	WORK SESSION APPEARANCE	RETURN TO WORKSHOP

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-32

NAME: KATHERINE KELLY SITE PLAN

APPLICANT: KELLY, KATHERINE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/25/92	MUNICIPAL HIGHWAY	09/03/92	SUPERSEDED BY REV1
ORIG	08/25/92	MUNICIPAL WATER . NOTIFY WATER DEPT. FOR LOCATIONS OF WATER LINES	08/27/92	APPROVED
ORIG	08/25/92	MUNICIPAL SEWER	09/03/92	SUPERSEDED BY REV1
ORIG	08/25/92	MUNICIPAL SANITARY	09/03/92	SUPERSEDED BY REV1
ORIG	08/25/92	MUNICIPAL FIRE	08/26/92	APPROVED
ORIG	08/25/92	PLANNING BOARD ENGINEER	09/03/92	SUPERSEDED BY REV1
REV1	09/03/92	MUNICIPAL HIGHWAY	09/18/92	APPROVED
REV1	09/03/92	MUNICIPAL WATER	09/08/92	APPROVED
REV1	09/03/92	MUNICIPAL SEWER	/ /	
REV1	09/03/92	MUNICIPAL SANITARY	/ /	
REV1	09/03/92	MUNICIPAL FIRE	09/08/92	APPROVED
REV1	09/03/92	PLANNING BOARD ENGINEER	/ /	
REV1	09/03/92	O.C. PLANNING DEPT.	09/10/92	LOCAL DETERM.

AS OF: 10/20/92

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 92- 32

FOR WORK DONE PRIOR TO: 10/20/92

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
92-32	58170	08/04/92	TIME	MJE	MC KELLY S/P	65.00	0.40	26.00			
92-32	53239	08/18/92	TIME	MJE	MC KELLY S/P	65.00	0.40	26.00			
92-32	56159	08/19/92	TIME	MJE	MC KELLY S/P	65.00	0.20	13.00			
92-32	60510	09/01/92	TIME	MJE	MC NW/KELLY S/P	65.00	0.40	26.00			
92-32	61041	09/21/92	TIME	MJE	MC KELLY	65.00	0.50	32.50			
92-32	60885	09/22/92	TIME	MCK	CL REV COM-KELLY S/P	25.00	0.50	12.50			
92-32	60805	09/23/92	TIME	MJE	NM COND FINAL APPL	0.00	0.10	0.00			
92-32	61527	09/28/92	TIME	MJE	MC KELLY MTG W/WBH	65.00	0.50	32.50			
92-32	61695	09/29/92	TIME	SAS	CL MEMO	25.00	0.50	12.50			
								181.00			
92-32	62492	10/14/92			BILL 92 555					-181.00	
										-181.00	
					TASK TOTAL			181.00	0.00	-181.00	0.00
					GRAND TOTAL			181.00	0.00	-181.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

29 September 1992

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: CATHERINE KELLY SITE PLAN
NEW WINDSOR PLANNING BOARD #92-32

Please be advised that I have received a revised Site Plan for the subject project, with revision date 9/25/92. Based on my review of this plan, and the notes I received with regard to the Planning Board's discussions at the 23 September 1992 Planning Board meeting, it is my opinion that the aforementioned revised plan addresses each of the concerns noted and is acceptable for stamp of approval of the Planning Board.

With regard to the site improvement estimate, which you forwarded to our office on 25 September 1992, please be advised that I take no exception to the estimate, which has an indicated total cost of \$8,925.00.

Please contact me if you have any further questions concerning this matter.

Respectfully submitted,

Mark J. Edsall

Mark J. Edsall, P.E.
Planning Board Engineer

MJEss

a:kelly.ss

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550TO Frances Roth 389 Morris Hill Rd DR.
New Windsor, NY 12553

DATE				CLAIMED	ALLOWED
7/23/92		Planning Board Meeting	✓	75 00	
		Misc - 2 - Don	✓	9 00	
		Walters - 1	✓	4 50	
72-27		NW. Golf Club - 8	✓	36 00	
72-32		Kelly - 9	✓	40 50	
72-35		Suburban - 4	✓	18 00	
70-31		C&R - 3	✓	13 50	
		Mt Airy - 2	✓	9 00	
90-14		Harrold - 16	✓	72 00	
			✓	277 50	

James F. Roth Jr.
 9/30/92

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00

PLAN REVIEW FEE: (APPROVAL)

150.00

PLAN REVIEW FEE (MULTI-FAMILY):
PLUS \$25.00/UNIT

A. ~~\$150.00~~
B.

TOTAL OF A & B: 150.00

SITE IMPROVEMENT COST ESTIMATE: \$ 8,925.00

A. 4% OF FIRST \$50,000.00
B. 2% OF REMAINDER

A. 357.00
B.

TOTAL OF A & B: \$ 357.00

Special Permit

\$200.00
150.00

\$ 350.00

P.B. # 92-32

9/23/92

CM

SITE IMPROVEMENT ESTIMATE

For Katherine Kelly's Site Plan
(Kelly Motors)

1) Black Topping Cost	\$4800.00
2) Parking Lot Striping	375.00
3) Fill	1800.00
4) Landscaping	900.00
5) Signs	750.00
6) Dumpster Enclosure	<u>300.00</u>
Total estimated costs	<u>\$8925.00</u>

4%

351.00

Public Hearing
RESULTS OF P.B. MEETING

DATE: September 23, 1992

PROJECT NAME: Kelly, Katherine

PROJECT NUMBER 92-32

LEAD AGENCY: 9-23-92

NEGATIVE DEC: 9-23-92

PUBLIC HEARING: 9-23-92

Closed P.H. 9/23/92

DISCUSSION:

Need Handicap detail on plan
Show enclosed dumpster on plan
no work on vehicles on Sunday
S

SEND TO ORANGE CO. PLANNING: _____

DISAPPROVED AND REFERRED TO Z.B.A.: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO ☒

APPROVED _____ APPROVED CONDITIONALLY 9-23-92

NEED NEW PLANS: YES ☒ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____

Marks comments #3 a, b, c, d, e
Show sign location on plan (and size)
Also above be complete

Approved Special Use permit upon the
condition of no work on Sunday
Approved for 5 years ^{or every noise}

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Site Plan ~~Subdivision~~ of

Katherine Kelley

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On September 3, 1992, I compared the Nine (9) addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan ~~Subdivision~~ and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

3rd day of September, 1992

Deborah Green
Notary Public
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984066
Commission Expires July 15, 1993

AFFIMAIL.PLB - DISC#1 P.B.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

August 28, 1992

Bill Hildreth
33 Quassaick Ave.
New Windsor, NY 12553

Re: Tax Map Parcel: 65-2-37
Owner: Katherine Kelly

Dear Mr. Hildreth:

According to our records, the attached is a list of all properties contiguous to the above referenced property.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

Leslie Cook / (CD)

Leslie Cook
SOLE ASSESSOR

LC/cad
Attachments
cc: Myra Mason

Bila Partners
158 North Main St. ✓
Florida, NY 10921

Lawton, Edith B.
P.O. Box 653 ✓
Vails Gate, NY 12584

Dedominicis, Antonio & Giencinta ✓
P.O. Box 327
Cornwall, NY 12518

Babcock, Robert & Catherine ✓
Box 537
Vails Gate, NY 12584

4 Envelopes for above list
Plus 5 Envelopes for George Green
James Petro
Andrew Krieger
Pauline Townsend
Mark Edsall

9 Total

LEGAL NOTICE
~~~~~

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York, will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, N.Y., on 23 SEPTEMBER 1992 at 7:30 P.M. (or as soon thereafter as may be heard) on the approval of the proposed SITE PLAN of Katherine Kelly located on Old Temple Hill Road, Tax Map Section 65, Block 2, Lot 37.

A map of the proposed Site Plan is on file and may be inspected at the Town Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y., prior to the Public Hearing.

Dated: 1 September 1992

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD  
James R. Petro, Jr.  
Chairman

Date ..... 11/1/19.....

## TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550TO Frances Roth 389 Moses Hill Rd DR.New Windsor, NY 12553

| DATE    |   |                        | CLAIMED | ALLOWED |
|---------|---|------------------------|---------|---------|
| 8/26/92 |   | Planning Board Meeting | ✓ 75 00 |         |
|         |   | Misc - 1               | ✓ 4 50  |         |
|         |   | Walter's Mobile - 1    | ✓ 4 50  |         |
| 12-18   | ✓ | Lorraine's Flowers - 4 | ✓ 18 00 |         |
| 12-5    | ✓ | Jagger - 5             | ✓ 22 50 |         |
| 2-31    | ✓ | Colon - 4              | ✓ 18 00 |         |
| 2-32    | ✓ | <del>Shelly - 9</del>  | ✓ 40 50 |         |
|         |   | Foreward - 14          | ✓ 63 00 |         |
|         |   | Bernhardt - 7          | ✓ 31 50 |         |
|         |   | Windsor Woods - 7      | ✓ 31 50 |         |
|         |   |                        | ←       |         |
|         |   |                        | 1309 00 |         |

August 26, 1992

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DISCUSSION: SEAN KELLY SITE PLAN - OLD TEMPLE HILL ROAD

William Hildreth, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. PETRO: Are you here for the lot or for the building on the lot?

MR. HILDRETH: This is a site plan, it's under discussion but there is an application in the file. This wasn't here in time to get under the regular review process. The site plan for conversion of a residence and construction of a garage so it's a site plan.

MR. PETRO: Lot is already built and is there a fence up on the lot?

MR. KELLY: No.

MR. HILDRETH: What the proposal is for construction of a three-bay garage in the back of the Catherine Kelly's lot located on the east side of Temple Hill Road in a C zone and right next to the back entrance to the Caldor Shopping Mall. This is their driveway right here. There's another house, she owns these two lots. This one isn't big enough to do what we want and comply with zoning so we are working with this one, the bulk requirements are there so there's no need for a variance.

MR. LANDER: What's the proposed use of the garage?

MR. HILDRETH: Auto repair and body shop. The office is going to be in the house and we have provided parking, already has water and sewer.

MR. PETRO: What zone is this?

MR. HILDRETH: C.

MR. PETRO: Where is the entrance?

MR. HILDRETH: To the lot now there is a circular driveway out front. What we are proposing is existing entrance to be widened and the yard leading down to the

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garage will be paved and coming off of that we are going to leave the existing driveway because you have to have access to the office.

MR. PETRO: What is the width of the driveway now?

MR. HILDRETH: I can scale it, it's probably about ten feet, it's under ten.

MR. PETRO: I have a letter from Bob Rogers that this site plan is accepted.

MR. HILDRETH: We are going to widen it right here.

MR. PETRO: Basically, sketch plan you like to get conceptual?

MR. HILDRETH: I'd like to get set up for a public hearing.

MR. PETRO: Parking is here and here for the house. Who is going to be working in the house?

MR. HILDRETH: That's going to be an office.

MR. PETRO: There's going to be public going into the house obviously. It's a body shop.

MR. LANDER: Where are they going to park the cars?

MR. HILDRETH: In the back.

MR. LANDER: In the back and they are going to go up the hill?

MR. HILDRETH: Yes.

MR. LANDER: So from what I see, the handicapped is going to park here.

MR. HILDRETH: We had to have one for the office, no sense putting it in the back.

MR. PETRO: Mark, you haven't seen this at all?

MR. EDSALL: We went over it at two workshops, 4th of August and 18th of August, this is the first time I have seen the latest plan.

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MR. HILDRETH: It didn't get in for the official full review.

MR. DUBALDI: If somebody is parked in the handicapped spot, how are they going to get around?

MR. HILDRETH: One of the things that I have a little trouble with is finding that is why I decided to show one way. Because of the position of the garage and construction that it is going to take to put that garage in, there's going to be a slope that has to be accounted for between the driveway and the garage. So, you can't widen out to much.

MR. EDSALL: The handicapped spot can't be in the driveway, violates State code so either the driveway has to move or the space has to move.

MR. HILDRETH: I tried to get as close to an entrance in the back as I could. We can move it around the side of the structure. It's just going to be a little farther to walk.

MR. LANDER: Do you know what's the elevation of this road here?

MR. HILDRETH: 9-6.

MR. PETRO: Is there a drop on the road going into the driveway, 10 or 12 percent? Is that a problem if it's more than that on a private driveway like that?

MR. EDSALL: I'm not aware and I can check in the code of any restriction on slopes for commercial driveways. I know the Board historically tries to not get much over 12 or 14 percent with any slope that's accessed by the general public but I can check.

MR. HILDRETH: I'm looking right now --

MR. DUBALDI: Why don't we take a look at it.

MR. HILDRETH: Right around 10 percent.

MR. LANDER: Does it get steeper as we go back here?

MR. HILDRETH: Yeah, a little bit. I'm looking at the

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first 100 feet if it steepens, it might be a little more, it doesn't approach 12 or 14.

MR. LANDER: How many spaces do you need?

MR. HILDRETH: Well, I counted you have to have four for each bay so there's 12 counted for there and I used the square footage of the house as office space and counted for that at 1 per 200 and it comes out to 18 so I have shown 18 but -- and that's in here and there's room for more.

MR. PETRO: Can we schedule a public hearing on this? I think this has a long way to go before your comments, before any review. I'd like to see more complete plan before a public hearing.

MR. EDSALL: Well, they have basically responded to the requests for information from the workshop so other than the handicapped, the location of the handicapped space and maybe some questions about the grading, the plan does have all the information we have asked for at the workshop. So, it's complete in that regard. As to whether or not you want to review it at another Planning Board meeting before the public hearing.

MR. PETRO: I don't want --

MR. EDSALL: I think you have enough for a public hearing.

MR. PETRO: We can schedule a public hearing and then we'll get the plans, we can make some changes on these, Bill, by what we are going to say tonight so --

MR. HILDRETH: Obviously, the handicapped parking has to be dealt with, I can do that.

MR. PETRO: And the driveway.

MR. HILDRETH: In terms of what, width?

MR. PETRO: I think width at 9 feet is really ridiculous.

MR. KELLY: Excuse me, it's 9 feet now but I don't know how it's drawn to scale there but it can be as wide as you guys want it coming up to the next property line.

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If it doesn't reflect it, then it's drawn improperly, because I can make it two, three, four, five lanes.

MR. VanLEEUEWEN: He has enough room to do it, I know the property.

MR. PETRO: What's the map show? I want to know what the map shows?

MR. HILDRETH: Proposed entrance about 15 feet going in here. I haven't done a thing with the driveway.

MR. PETRO: You have another proposed entrance coming this way?

MR. KELLY: This is existing driveway here, comes up and stops right here. This is the new section. This part is only 9 feet wide.

MR. PETRO: Other than the change in the driveway, they have done everything else we asked. It's a mandatory public hearing because it's a special permit use so you have no choice but to schedule it.

MR. HILDRETH: Other than driveway access and handicapped which we can handle in between now and the second submittal, Mr. Chairman, as far as detail on the plan, is there anything else that you have specifically in mind that you wanted to see?

MR. PETRO: I think you're going to need, I think you have significant screening in the back and this side which is the north side in the front as far as landscaping, I think if you're not changing anything in the front. I mean it's pretty much staying there, everything that's there now.

MR. KRIEGER: Even though it's wooded, you might want them to show landscaping. If something changes --

MR. PETRO: You're going to revise this just put some tree line existing tree line.

MR. HILDRETH: Along the boundary rather than the, in the back?

MR. PETRO: No, in the back also on this north side there's trees there now.

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MR. KELLY: Yeah, there's a couple big pines along here. Our neighbors have no objection to this whatsoever, Mr. Atkins.

MR. PETRO: Just put -- spot some trees.

MR. HILDRETH: I have no objection to landscaping it if it's a requirement. Actually, here in the back this expansion may not be this size, it may be larger, I'd hate to see them plant some landscaping.

MR. KRIEGER: If it's already wooded, not a question of planting it.

MR. VanLEEuwEN: Just leave it wooded.

MR. KRIEGER: All I'm suggesting not that they do anything, just put it there so in the future, this owner or another owner can't use an improved plan as an excuse for cutting down all the trees.

MR. PETRO: This dumpster enclosure, I mean you're back far enough off the property, is that enclosed, does it show enclosed on the map?

MR. EDSALL: There's not a detail here.

MR. HILDRETH: No, it was just intended to be a location for the dumpster.

MR. VanLEEuwEN: You're going to have to enclose that dumpster.

MR. LANDER: We have everybody else enclose them.

MR. VanLEEuwEN: We don't want papers and stuff blowing out.

MR. PETRO: We can schedule the public hearing and the Board, we'll you set up for a site visit.

MR. LANDER: Do we have an application on this?

MR. HILDRETH: Yes, everything was submitted but to late to get on the official agenda.

MR. VanLEEuwEN: I make a motion that we schedule this

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Kelly Site Plan for a public hearing.

MR. KRIEGER: Just along the border.

MR. VanLEEUEWEN: I'd like to make a motion we schedule Kelly Site Plan for a public hearing.

MR. LANDER: Seconded.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Kelly Site Plan. Any discussion from any of the Board members? If not, roll call.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. VanLeeuwen | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Lander     | Aye |
| Mr. Petro      | Aye |

MR. PETRO: You have a few corrections, you know what we want. I think you should schedule a workshop to go over that.

MR. EDSALL: Why don't you come back in before the public hearing.

MR. HILDRETH: Do we have a date for the public hearing or should we do the workshop?

MRS. MASON: Just first thing you have to do is get your request to the assessor because they are really backed up. Once you get the list, I can get you a date.

MR. HILDRETH: Not until then?

MRS. MASON: Not until then.

MR. PETRO: Make the driveway more defined there. I didn't even see it.

MR. HILDRETH: A little light on the pen work, that's all.

MR. LANDER: What are we doing about the handicapped

August 26, 1992

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access in the back there? Is that first floor?

MR. HILDRETH: Yes, that's ground level, ground entry, that's another reason why we wanted to put it there.

MR. KELLY: There might be a 6 inch patio we'll knock that out.

MR. LANDER: If the house had a full basement, we'd have a problem.

MR. KELLY: No, it will be ground level. Which we'll move to the back of the building and pave an area there, that's a flat plateau so nobody will have any problem.

MR. PETRO: It will be in your application, on the map, you have a proposed three-bay garage, if it's going to be a body shop, break off the piece that's going to be a body shop and have it put on the map.

MR. HILDRETH: Show the division?

MR. PETRO: Show it as a body shop. Day and night between three-bay garage and a garage with a body shop and some time in the future, zoning change and somebody is going to go down there and complain because there's fumes and they are going to see why are you running a body shop there.

MR. HILDRETH: It's noted, I'm not disagreeing with you but it's noted on the plan and also in the application. I don't know that much about running the business. Do you have to dedicate a bay? Do you move the body shop from bay to bay?

MR. PETRO: It has to be an enclosed area, it's a big process. You have to have an approved spray booth.

MR. KELLY: We can be working on cars any section of the building, there will be one area dedicated to the painting.

MR. PETRO: I'd show spray booth somewhere in there.

MR. VanLEEUWEN: Even though you're not going to put one in right away but then if you ever put one in nobody can say anything because it was approved by this

August 26, 1992

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Board.

MR. KELLY: Understood.

MR. PETRO: Really should get it on the plan. Orange County Planning?

MR. EDSALL: This will fall within 300 feet of Route 300 so once you have the final plan through Myra, coordinate it being referred to the County.

MR. PETRO: Get a plan to her.

MR. HILDRETH: She can't send one of these?

MR. EDSALL: Send the plan as being shown for the public hearing.

MR. KRIEGER: She sends one of those and you have to send another one later.

RESULTS OF P.B. MEETING

DATE: August 26, 1992

PROJECT NAME: Kelly Site Plan

PROJECT NUMBER 92-32

LEAD AGENCY: \_\_\_\_\_

NEGATIVE DEC: \_\_\_\_\_

PUBLIC HEARING: Yes (8-26)

DISCUSSION:

Site visit  
Send new plan to O.C. Plan.

SEND TO ORANGE CO. PLANNING: Yes - New Plan

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: <sup>Before P.H.</sup> YES ☒ NO \_\_\_\_\_

APPROVED \_\_\_\_\_ APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES ☒ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



MARY McPHILLIPS  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HAMMOND Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 27 92 M

Applicant Katherine Kelly County I.D. No. 65 / 2 / 37

Proposed Action: Site Plan Review - Convert existing house to office bldg w/garage

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Hwy. 300

Comments: There are no significant Inter-community or Countywide concerns to bring to your attention.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination XX Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

9/10/92

Date

Vincent Hammond  
Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-32

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date Sept. 23, 1992  
☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Kelly, Katherine  
Address P.O. Box 38 - Vails Gate, N.Y. 12584

3. Applicant\*: Name \_\_\_\_\_  
Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: East Side of Old Temple Hill Rd - Between Rt. 32 + Rt. 300  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 65 Block 2 Lot 37

Present Zoning District C Size of Parcel 1.6 Acres

5. Type of Review: \_\_\_\_\_  
Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_  
Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units \_\_\_\_\_

Site Plan: Use Convert Existing House to Office w/ new Garage for  
Auto Repair and Body Work

9/3/92

Date

Miguel Mason, Secy for the P.B.  
Signature and Title

9-8-92

SEP - 8 1992

92-32

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision \_\_\_\_\_ as submitted by  
Georg & Hildrich for the building or subdivision of  
Katherine Kelly has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

Notify water dept. for further information  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stan D. Jones  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 8 September 1992  
SUBJECT: Katherine Kelly Site Plan

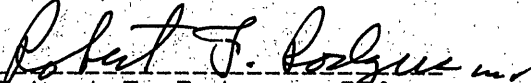
PLANNING BOARD REFERENCE NUMBER: PB-92-32  
DATED: 3 September 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-053

A review of the above referenced subject site plan was conducted on 8 September 1992.

This site plan is acceptable.

PLANS DATED: 3 September 1992; Revision 1.

  
Robert F. Rodgers; CFA  
Fire Inspector

RRR:mr  
Att.

SEP - 3 1992

92-32

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval Kathleen Kelly  
Subdivision \_\_\_\_\_ as submitted by  
Greas Hildreth for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

Outside of normal procedure with driveway I  
have no problem

Fred Fays  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

9/18/92  
DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12551  
(914) 562-8640

☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 92-32

WORK SESSION DATE: 1 Sept '92

APPLICANT RESUB. DATE:

REAPPEARANCE AT W/S REQUESTED: No

REQUIRED: Revised plans

PROJECT NAME: Kelly - S/P

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: WBH

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. Bo  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- main entr. show two way arrows
- show proposed contours
- may need grading, easement on  
adj. lands.

Still set for P/H 9/23/92

5-27-92

92-32

AUG 25 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Grevas, Wilbeth - for the building or subdivision of

Katharine Kelly has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~

Notify water dept. for locations of water  
lines -

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stan D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 August 1992

SUBJECT: Katherine Kelly Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-92-32

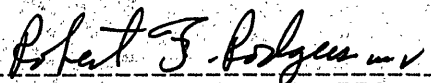
DATED: 25 August 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-048

A review of the above referenced subject site plan was conducted on 25 August 1992.

This site plan is accepted.

PLANS DATED: 24 August 1992.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 92 - - 32  
WORK SESSION DATE: 18 Aug 1992 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: \_\_\_\_\_  
PROJECT NAME: Kelly S/O  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Sean Kelly  
MUNIC REPS PRESENT: BLDG INSP. SK  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Exc Repair Garage B-5  
dumpster w/ encl.  
dimensions  
revise parking  
~~set up for 7/11 when ready~~  
w/s with revised plan if they  
can't make next weeks mtg



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
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Millford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF

New Windsor

P/B # 92- - 32

WORK SESSION DATE:

4 AUG '92

APPLICANT RESUB.

REQUIRED:

plans after 8/18

REAPPEARANCE AT W/S REQUESTED:

8/18 yr

PROJECT NAME:

Kelly S/P

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Sean Kelly

MUNIC REPS PRESENT:

BLDG INSP.

Conty

FIRE INSP.

Bob

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

lot next to Big V back entrance

on Old Temple Hill Rd

2 tax lots

= service repair garage

= C zone

92-32

AUG 25 1992

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

## APPLICATION FOR SPECIAL PERMIT

1. Name of Project KATHERINE KELLY SITE PLAN
2. Name of Applicant KATHERINE KELLY Phone 561-4800  
Address P.O. Box 38 VAILS GATE N.Y. 12584  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record KATHERINE KELLY Phone (SAME)  
Address (SAME)  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, PC. Phone 562-8667  
Address 33 QUASSACK AVENUE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney - Phone -  
Address -  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH Phone 562-8667  
(Name)
7. Location: On the EAST side of OLD TEMPLE HILL ROAD  
675 feet NORTH  
(Street) (Direction)  
of ROUTE 32  
(Street)
8. Acreage of Parcel 1.6 9. Zoning District C
10. Tax Map Designation: Section 65 Block 2 Lot 37
11. Describe proposed use in detail: CONVERT EXISTING RESIDENCE TO OFFICE IN CONJUNCTION WITH NEW GARAGE FOR AUTO REPAIR AND BODY WORK

12. Other Property Information:

- a.) Is the proposed use in or adjacent to a Residential District? No
- b.) Is a pending sale or lease subject to Planning Board approval of this application? No
- c.) When was property purchased by present owner? 1951
- d.) Has property been subdivided previously? No When? 1951
- e.) Has property been subject of special permit previously? No When? 1951
- f.) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- g.) Is there any outside storage at the property now or is any proposed? Describe in detail: No CURRENT OUTSIDE STORAGE - NONE PROPOSED

13. Attach a proposed plan showing the size and location of the Lot and location of all buildings and proposed facilities, including access drives, parking areas and all streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

Date: 8/19/92

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

Therese Kelly  
(Applicant)

Sworn to before me this

19th day of August, 1992

Joseph M. Cocchiara  
(Notary)

JOSEPH M. COCCHIARA  
Notary Public, State of New York  
No. 03-46445-44  
Qualified in Orange County  
Commission Expires 1-31-94

PROJECT I.D. NUMBER

617.21

AUG 25 1992

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

|                                                                                                                                                                                                                                                                                                                            |                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 1. APPLICANT /SPONSOR<br><b>KATHERINE KELLY</b>                                                                                                                                                                                                                                                                            | 2. PROJECT NAME<br><b>KATHERINE KELLY SITE PLAN</b> |
| 3. PROJECT LOCATION:<br>Municipality <b>TOWN OF NEW WINDSOR</b> County <b>ORANGE</b>                                                                                                                                                                                                                                       |                                                     |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><b>EAST SIDE OF OLD TEMPLE HILL ROAD, 675' NORTH OF<br/>N.Y.S. ROUTE 32<br/>TAX MAP SECTION 65 BLOCK 2 LOT 37</b>                                                                                                |                                                     |
| 5. IS PROPOSED ACTION:<br><input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration                                                                                                                                                                      |                                                     |
| 6. DESCRIBE PROJECT BRIEFLY:<br><b>CONVERT EXISTING HOUSE (RESIDENCE) TO OFFICE IN CONJUNCTION<br/>WITH NEW GARAGE FOR AUTO REPAIR AND BODY WORK.</b>                                                                                                                                                                      |                                                     |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <b>1.6</b> acres Ultimately <b>1.6</b> acres                                                                                                                                                                                                                                      |                                                     |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly                                                                                                                                |                                                     |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other<br>Describe: |                                                     |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals                                                                  |                                                     |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval                                                                                                                           |                                                     |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b>                                                                                                                                                              |                                                     |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE                                                                                                                                                                                                                                          |                                                     |
| Applicant/sponsor name: <b>KATHERINE KELLY</b>                                                                                                                                                                                                                                                                             | Date: <b>8/19/92</b>                                |
| Signature: <b>Katherine Kelly</b>                                                                                                                                                                                                                                                                                          |                                                     |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

## PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 817.12?</b> If yes, coordinate the review process and use the FULL EAF.<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 817.8?</b> If No, a negative declaration may be superseded by another involved agency.<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b><br>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:<br><br><br><br>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:<br><br><br><br>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:<br><br><br><br>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:<br><br><br><br>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:<br><br><br><br>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:<br><br><br><br>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:<br><br><br><br> |
| <b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b><br><input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly<br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

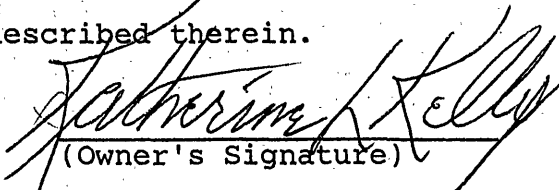
\_\_\_\_\_  
Date

AUG 25 1992

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

KATHERINE KELLY, deposes and says that she  
resides at OLD TEMPLE HILL ROAD  
(Owner's Address)  
in the County of ORANGE  
and State of NEW YORK  
and that she is the owner in fee of TAX MAP SECTION 65  
BLOCK 2 LOT 37

which is the premises described in the foregoing application and  
that she has authorized GREVAS & HILDETH L.S., P.C.  
to make the foregoing application as described therein.

Date: 8/19/92  
(Owner's Signature)John M. Cachian  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |                                                                     |                                                                                |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations                      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input checked="" type="checkbox"/> Curbing Through                        |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section                                                                        |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations                  |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through                    |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | Section                                                                        |
| 7. <input checked="" type="checkbox"/> Revision Dates               | 33. <input checked="" type="checkbox"/> Storm Drainage                         |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 34. <input checked="" type="checkbox"/> Refuse Storage <del>_____</del>        |
| 9. <input checked="" type="checkbox"/> Site Designation             | 35. <input checked="" type="checkbox"/> Other Outdoor Storage                  |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 36. <input checked="" type="checkbox"/> Water Supply                           |
| of Site                                                             | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.                 |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input checked="" type="checkbox"/> Fire Hydrants                          |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations                     |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks                      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input checked="" type="checkbox"/> Front Building                         |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations                                                                     |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input checked="" type="checkbox"/> Divisions of Occupancy                 |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input checked="" type="checkbox"/> Sign Details                           |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input checked="" type="checkbox"/> Property Area (Nearest                 |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)                                                                   |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input checked="" type="checkbox"/> Building Coverage (sq.                 |
|                                                                     | ft.)                                                                           |
|                                                                     | 47. <input checked="" type="checkbox"/> Building Coverage (%<br>of Total Area) |
|                                                                     | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq.                 |
|                                                                     | Ft.)                                                                           |
|                                                                     | 49. <input checked="" type="checkbox"/> Pavement Coverage (%<br>of Total Area) |
|                                                                     | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)                   |
|                                                                     | 51. <input checked="" type="checkbox"/> Open Space (% of Total<br>Area)        |
|                                                                     | 52. <input checked="" type="checkbox"/> No. of Parking Spaces<br>Proposed.     |
|                                                                     | 53. <input checked="" type="checkbox"/> No. of Parking<br>Required.            |

PROPOSED IMPROVEMENTS

22. ☒ Landscaping  
 23. ☒ Exterior Lighting  
 24. ☒ Screening  
 25. ☒ Access & Egress  
 26. ☒ Parking Areas  
 27. ☒ Loading Areas  
 28. ☒ Paving Details  
 (Items 25-27)

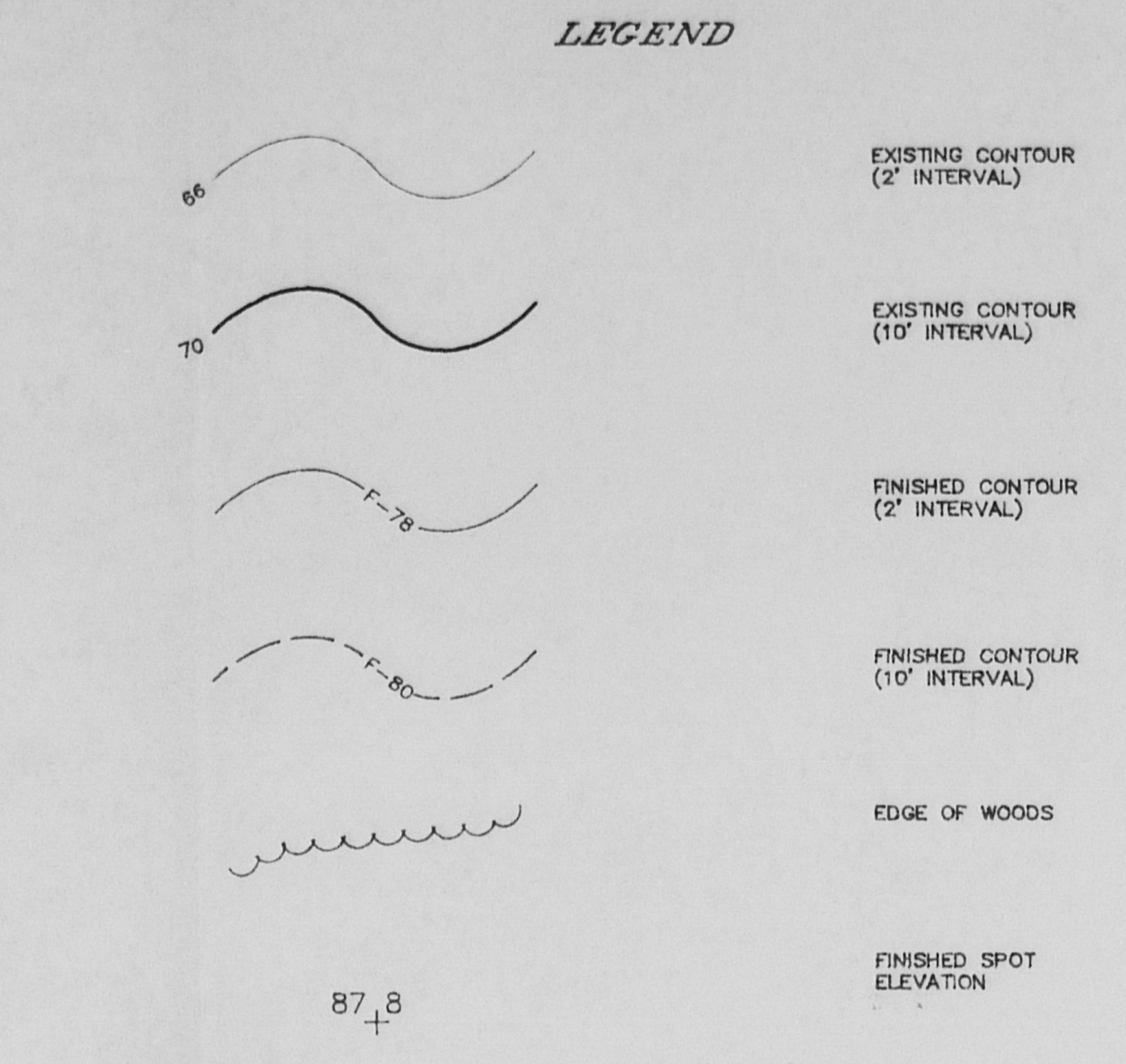
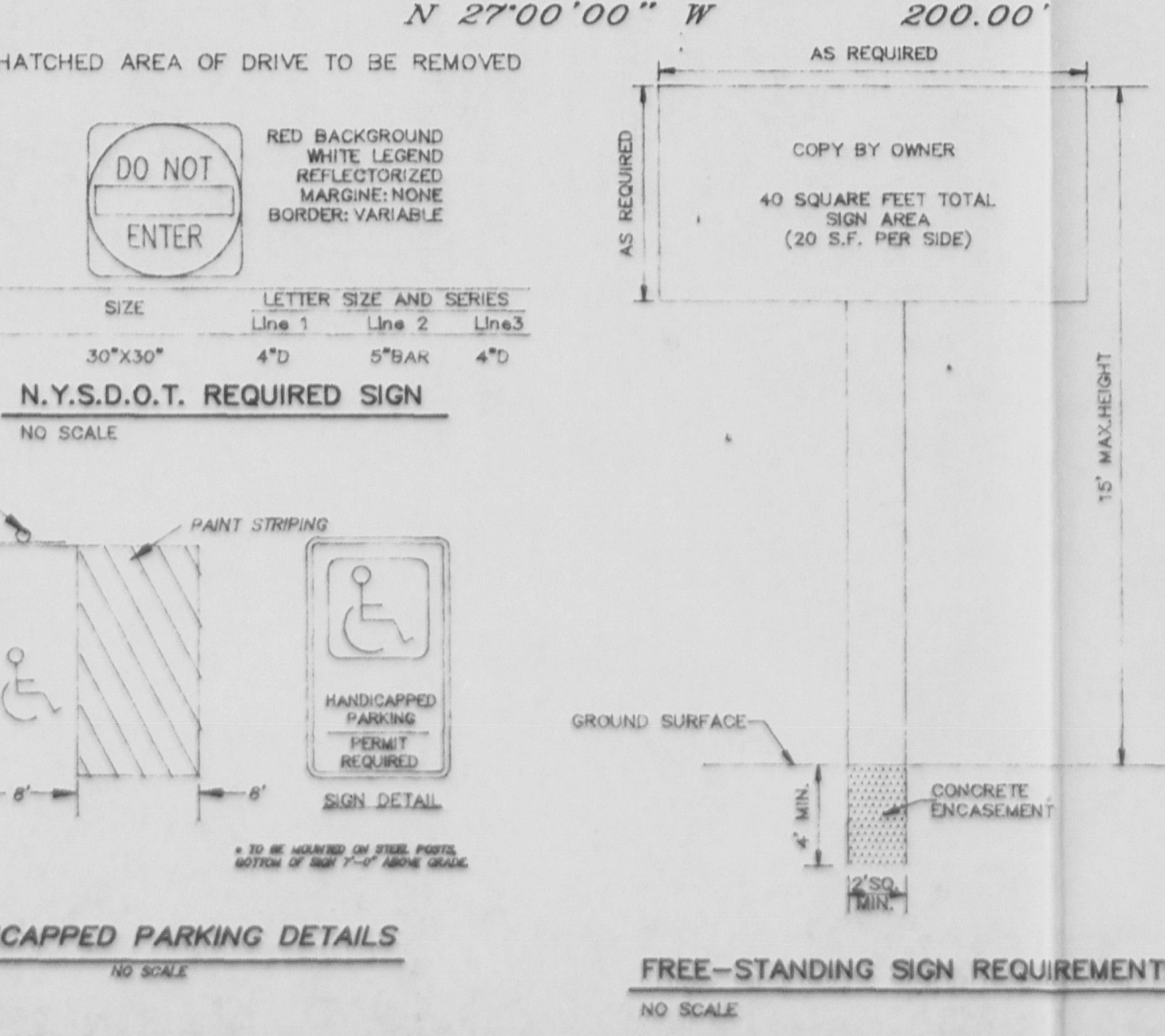
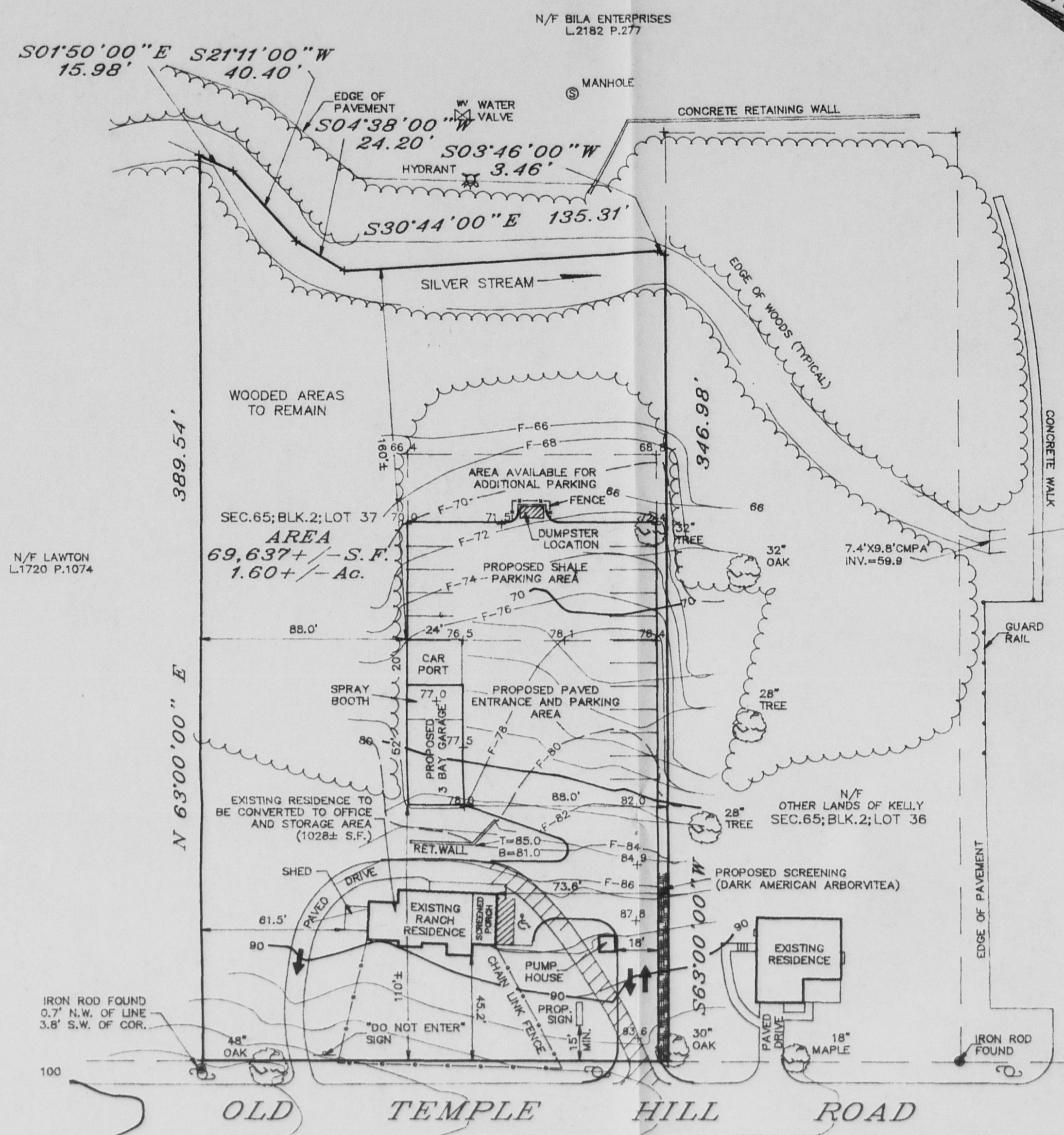
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. [Signature]  
 Licensed Professional

Date: August 24, 1992



**ZONE BULK REQUIREMENTS**

| Lot Area                  | Lot Width | Front Yard | Side Yard |
|---------------------------|-----------|------------|-----------|
| Required: 40,000 S.F.     | 200'      | 60'        | 30/70     |
| Provided: 69,637 +/- S.F. | 200'      | 89' +/-    | 88'/176   |

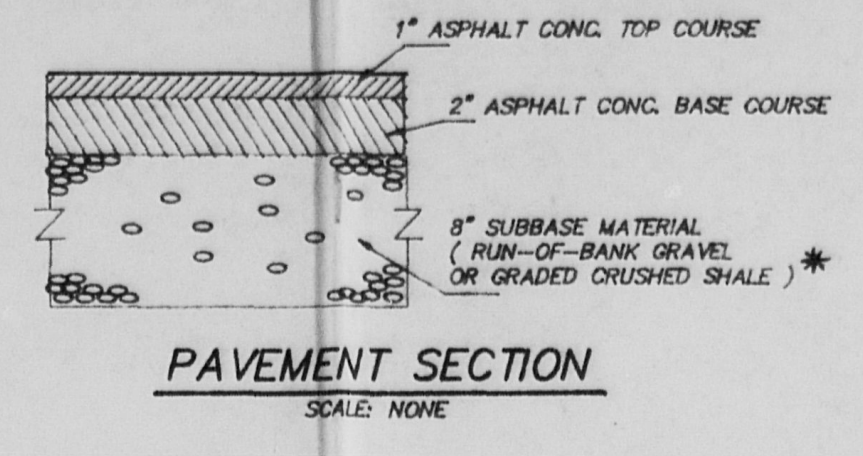
  

| Rear Yard          | Max. Bldg. Height        | Floor Area Ratio |
|--------------------|--------------------------|------------------|
| Required: 30'      | 4"/ft.-lot line = 29.33' | 0.5              |
| Provided: 180' +/- | 15'                      | < .5             |

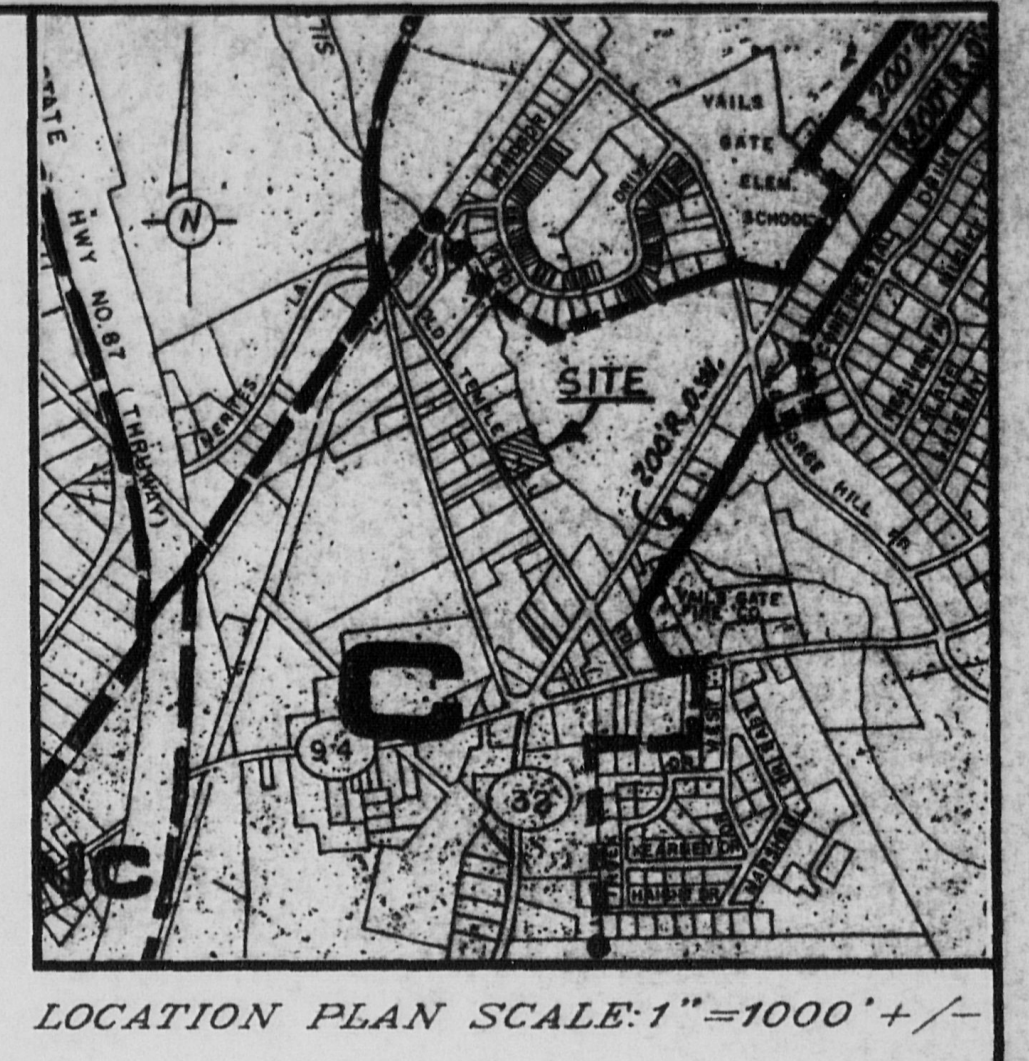
PARKING SPACES REQUIRED - 4 Per Bay + 1 Per 200 S.F. Office: 18  
PARKING SPACES PROVIDED 18

**SPECIAL PERMIT CONDITIONS**

- No automotive repair or body shop work on Sundays.
- Special Permit term: 5 years. Applicant shall apply to Planning Board for new approval prior to expiration of current Special Permit.



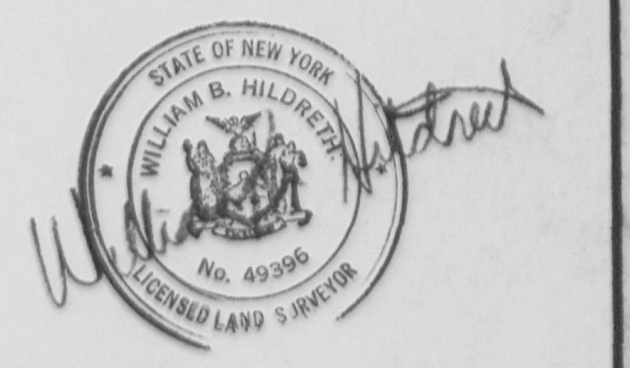
\*Note: For "shale parking area", provide 8" without pavement.



- NOTES**
- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lot 37.
  - PROPERTY OWNER/APPLICANT: Katherine Kelly  
P.O. Box 38  
Vails Gate, NY 12584
  - PROPERTY ZONE: C (Design Shopping)
  - PROPOSED USE: Office and Garage for Automotive Repair and Body Shop (Special Permit Use) Column B No.5
  - TOTAL PARCEL AREA: 69,637 square feet or 1.60 acres
  - WATER SUPPLY AND SANITARY SEWAGE DISPOSAL: Town of New Windsor
  - Boundaries, location of physical features and topographic information shown hereon is from a field survey completed under the supervision of the undersigned on 8 July 1992.
  - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.

**PLANNING BOARD APPROVAL**

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 10/2/92  
BY James R. Peter, Jr.  
JAMES R. PETER, JR. RONALD LANDER  
CHAIRMAN SECRETARY  
Special Permit for 5 years



**Grevas & Hildreth, P.C.**  
33 QUABACH AVENUE, NEW WINDSOR, NEW YORK 12583  
TEL: (515) 582-3067

PLAN FOR: **KATHERINE KELLY**

REVISIONS:

| DATE    | DESCRIPTION                                   | TOWN OF NEW WINDSOR | ORANGE COUNTY        | NEW YORK      |
|---------|-----------------------------------------------|---------------------|----------------------|---------------|
| 8/3/92  | REVISED PER PLANNING BOARD MEETING OF 8/26/92 | Drawn: SRG          | Checked: [Signature] | Scale: 1"=40' |
| 9/28/92 | REVISED PER PLANNING BOARD MEETING OF 9/23/92 | Date: 24 Aug. 1992  | Job No: 92-038       |               |